



File Number: _____

Talbot County Department of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

Short-Term Rental Safety and Zoning Re-Inspection Application
New or Renewal (circle one)

Applicant(s) Name: _____ Email: _____

Address: _____

Telephone Numbers: _____ Cell Number: _____

Location of Short-Term Rental Property: _____

STR Property Name as Advertised (if applicable): _____

Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Zone: _____

Property Tax ID No.: _____ Short-Term Rental License Year: _____

Resident Agent: _____

Resident Agent Contact Info: _____

Short-Term Rental Inspections provide a means for administrative review and approval of short-term rental properties for safety and zoning compliance. Upon submittal of an application for a short-term rental license, Planning and Zoning will schedule onsite inspections of the property. Requests for County inspections must be accompanied by an inspection fee as determined by fee schedule adopted by County Council with checks made payable to Talbot County, Maryland.

Detailed Description of the Zoning Inspection Request: Submit drawing or site plan, for the outside areas to demonstrate that decks, patios, porches, game courts, swimming pools, and similar areas are screened from neighboring properties or meet the minimum 50-foot setbacks. In addition, label the parking area, number of spaces and trash storage location.

Detailed Description of the Building Inspection Request: All applicants must submit a to-scale floor plan drawing indicating areas, including the bedrooms, to be inspected for compliance with the Minimum Safety Standards as listed in §190-33.20.C.9 of the *Talbot County Code*.

Renewals: A new inspection to ensure compliance with §190-33.20.C.9 shall be required as detailed in §190-63.2.C. only in the event of any modification of the interior of the property that required the issuance of a building permit.

Certification: I certify that all the information noted herein and in any attached documents is true and correct to the best of my knowledge and belief. By filing this application, I acknowledge that I have read and will ensure that the STR property will be rented and used in accordance with the *Talbot County Code*. I authorize agents of the regulatory governmental agencies to enter onto my property for the purposes of performing the inspections necessary to ensure compliance with all regulations, restrictions and limitations on the establishment and operation of a short-term rental property.

Owner/Agent's Signature: _____ Date: _____

Short-Term Rental Safety and Compliance Inspection Report

A. **Timing and Fees:** Short-Term Rental Inspections are performed as required in the *Talbot County Code*, Chapter 190. The resident agent or owner is responsible for attending the inspections. Upon submittal of an application for a short-term rental license, the Planning and Zoning Department will schedule the onsite safety and zoning inspections of the property. A third party International Code Council (ICC) certified building inspector may complete the safety and building inspection portion of this form. Such inspection may be performed no more than 45 days before the filing of the application. Requests for County inspections must be accompanied by an inspection fee as determined by fee schedule adopted by County Council with checks made payable to Talbot County, Maryland.

B. **Inspections:**

This application for inspection is used for both the zoning and building safety compliance. The application requires a site plan or drawing (see below) to demonstrate compliance with zoning and a narrative and floor plan drawing to show compliance with the Minimum Safety Standard requirements.

Zoning Compliance Certification (to be initialed by inspector):

- | | |
|------------------------------|----------------------------------|
| _____ 1. Accurate site plan. | _____ 2. Setbacks and screening. |
| _____ 3. Off-street parking. | _____ 4. Other: _____ |

Safety and Building Inspector Certification, compliance with the attached Short-Term Rental Minimum Safety Standards (see attached standards). Below to be initialed by inspector:

- _____ 1. Accurate floor plan, to include location of the following:
- _____ a. Fire extinguishers in kitchen and other areas of flammable or combustible material storage (Size and type of extinguisher shall be appropriate for use and location)
 - _____ b. Interconnected smoke alarms to include at least one inside each bedroom and other locations as applicable
 - _____ c. Interconnected carbon monoxide alarms or combination carbon monoxide and smoke alarms installed in applicable locations when fuel-burning appliances are present or the unit has an attached garage
 - _____ d. Rescue openings in every bedroom meeting minimum size requirements
 - _____ e. Primary means of emergency escape/egress meeting minimum size requirements
 - _____ f. Automatic back-up illumination of all stairwells not meeting minimum escape/egress standards
 - _____ g. Secondary emergency escape/egress meeting minimum standards on each upper floor. If minimum standards are not met, emergency roll-up ladder shall be provided

Name of Zoning Inspector: _____

Inspector Credentials: _____

Date of Inspection: _____

Fail-Comments: _____

Pass-Conditions: _____

Name of Safety Inspector: _____

Inspector Credentials: _____

Date of Inspection: _____

Fail-Comments: _____

Pass-Conditions: _____

Short-Term Rental Minimum Safety Standards

§190-33.20.C.9.

- a. Be equipped with fire extinguishers in the Kitchen and any other area in which flammable or combustible materials are kept or stored;**
- b. Be equipped with interconnected smoke alarms in each bedroom, outside of each sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and habitable attics;**
- c. Have interconnected carbon monoxide alarms installed when fuel-fired appliances are present or the unit has an attached garage. Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Combination carbon alarm and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms;**
- d. Have rescue openings present in every bedroom. All rescue openings must have a minimum clear opening of 5 square feet, with a minimum width of 20 inches and a minimum height of 24 inches (Note: a minimum opening of 20" width x 24" height does not meet the 5 square feet clear opening. The minimum width and/or height must be larger to meet the minimum 5 square feet clear opening);**
- e. Emergency escape/egress**
 - 1. Have a primary emergency escape/egress. For such primary emergency escape/egress, the stairwell should be a minimum of 30 inches wide at all locations to include handrail height and a minimum height of 6 feet from stairwell tread to the ceiling; and**
 - 2. Provide adequate automatic back-up illumination of any stairwells with a ceiling height less than six feet-eight inches from stairway tread to ceiling in the event of an emergency or power failure; and**
 - 3. Have a secondary emergency escape/egress meeting the above standards on each upper floor. However, if no such secondary emergency escape/egress meets the above standards, a secondary emergency escape/egress shall be provided at the furthestmost point from the primary escape exit and may consist of a readily-accessible emergency roll-up ladder for use to exit a rescue opening window.**